

# Project development criteria

## General requirements applying to all projects:

*Historic building:* Historic Environs requirements as currently outlined

*Demolition:* Any approved demolition of existing buildings should be followed within 3 months by substantial start of new construction, or else be subject to an ongoing penalty imposed on a per-day basis

*Public benefit from public investment:* Direct public investment in a project should only tangible, lasting public benefits such as public parking, park or plaza, street trees, sidewalk improvements or façade improvements.

## Douglas/Core, Douglas/Historic\*

\* *Current Douglas/Historic design guidelines prevail where guidelines below differ*

	<b>Criteria for all projects (whether or not incentive is provided) (meet all requirements)</b>	<b>Criteria for receipt of incentive (meet all requirements)</b>	<b>Optional criteria to justify additional incentive (or more favorable terms i.e. debt coverage ratio) (meet one or more requirements)</b>
<i>Any building, new or existing</i>	<ul style="list-style-type: none"> <li>• Ground floor dwellings are strongly discouraged</li> <li>• No surface or structured parking should be added at ground level along Douglas edge</li> </ul>	<ul style="list-style-type: none"> <li>• Project is at least partially located along a walkable development focus corridor</li> <li>• Construct at least 70% of ground level façade area of transparent glazing (i.e. traditional storefront). Opaque areas of ground level facades should not extend more than 20 feet horizontally. Existing buildings should be restored or modified to meet this condition if necessary.</li> <li>• Construct ground floors with characteristics that can support retail eventually even if not immediately: sufficient ceiling height (i.e. 15 to 20 feet), ground floor flush to sidewalk, average depth 60 feet or more, zoned building utilities/HVAC</li> <li>• Relocate/eliminate any existing surface or structured parking at ground level along street edge(s)</li> <li>• Facade improvement grants: meet existing criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Implement a strong retail merchandising plan – or participate in a master lease program -- targeting at least 75% of retail façade length facing Douglas on the block on which the project is located. The City should impose penalties for extended vacancies (i.e. more than 3 months), with proceeds going to a fund supporting downtown retail. Retail, restaurant or entertainment uses preferred where possible. Alternate uses include galleries, private or public offices, educational institutions or other uses whose activity and design welcome the public to enter on a regular basis and provide a high level of transparency and interest along the street.</li> <li>• Locate at least 50% of project's theoretical parking requirement in a public parking facility with all spaces subject to some shared use over the period of a day or week</li> <li>• Accommodate on project site a public parking structure containing at least twice the project's theoretical parking requirement</li> <li>• Provide a portion of residential units as affordable or low income housing per typical local criteria</li> <li>• Developer may propose alternate benefit for consideration</li> </ul>

<i>New buildings</i>	<ul style="list-style-type: none"><li>• Locate façade at sidewalk edge (zero setback)</li><li>• Construct at least 50% of ground level façade area of transparent glazing (i.e. traditional storefront). Opaque areas of ground level facades should not extend more than 20 feet horizontally.</li></ul>	<ul style="list-style-type: none"><li>• Minimum two-story building height</li></ul>	
----------------------	---	---	--

## Old Town\*, Old Town West, Old Town South, Arena

\* *Current Old Town design guidelines prevail where guidelines below differ*

	<b>Criteria for all projects (whether or not incentive is provided) (meet all requirements)</b>	<b>Criteria for receipt of incentive (meet all requirements)</b>	<b>Optional criteria to justify additional incentive (or more favorable terms i.e. debt coverage ratio) (meet one or more requirements)</b>
<i>Any building, new or existing</i>	<ul style="list-style-type: none"> <li>• On St. Francis and First Streets, any ground floor dwellings should be built as work/live or live/work units</li> <li>• No surface or structured parking should be added at ground level along street edges</li> </ul>	<ul style="list-style-type: none"> <li>• Project is at least partially located along a walkable development focus corridor</li> <li>• Construct at least 70% of nonresidential ground level façade area of transparent glazing (i.e. traditional storefront). Opaque areas of ground level facades should not extend more than 20 feet horizontally. Existing buildings should be restored or modified to meet this condition if necessary.</li> <li>• Relocate/eliminate any existing surface or structured parking at ground level along street edge(s)</li> <li>• Facade improvement grants: meet existing criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Contribute to construction of a public park:               <ul style="list-style-type: none"> <li>○ In Old Town West, on the former Coleman factory site (SE corner St. Francis and 2<sup>nd</sup> Streets) and/or other appropriate location</li> <li>○ In Arena District, on the former Allis Hotel site and/or other appropriate location</li> <li>○ In Old Town South, a plaza/park in front of Union Station and/or other appropriate location</li> </ul> </li> <li>• Locate at least 50% of project's theoretical parking requirement in a public parking facility with all spaces subject to some shared use over the period of a day or week</li> <li>• Accommodate on project site a public parking structure containing at least twice the project's theoretical parking requirement</li> <li>• Implement a strong retail merchandising plan – or participate in a master lease program -- targeting at least 75% of retail façade length facing St. Francis, First, William, Emporia, Waterman and/or Second Streets on the block on which the project is located. The City should impose penalties for extended vacancies (i.e. more than 3 months), with proceeds going to a fund</li> </ul>

			<p>supporting downtown retail. Retail, restaurant or entertainment uses preferred where possible. Alternate uses include galleries, private or public offices, educational institutions or other uses whose activity and design welcome the public to enter on a regular basis and provide a high level of transparency and interest along the street.</p> <ul style="list-style-type: none"> <li>• Provide a portion of residential units as affordable or low income housing per typical local criteria</li> <li>• Developer may propose alternate benefit for consideration</li> </ul>
<i>New buildings</i>	<ul style="list-style-type: none"> <li>• Locate façade within 15 feet of sidewalk edge. Where ground floor residential occurs, provide a planted setback at least 3 feet deep.</li> <li>• Construct at least 40% of ground level façade area (at least 50% for retail, dining or entertainment) of transparent glazing. Opaque areas of ground level facades should not extend more than 20 feet horizontally.</li> </ul>	<ul style="list-style-type: none"> <li>• Along St. Francis, First, William, Waterman and Emporia Streets, construct ground floors with characteristics that can support retail eventually even if not immediately: sufficient ceiling height (i.e. 15 to 20 feet), ground floor flush to sidewalk, average depth 60 feet or more, zoned building utilities/HVAC</li> <li>• Minimum two-story building height</li> </ul>	

## Core, Main Street, Government Center

	<b>Criteria for all projects (whether or not incentive is provided) (meet all requirements)</b>	<b>Criteria for receipt of incentive (meet all requirements)</b>	<b>Optional criteria to justify additional incentive (or more favorable terms i.e. debt coverage ratio) (meet one or more requirements)</b>
<i>Any building, new or existing</i>	<ul style="list-style-type: none"> <li>• On Main, Broadway, First and Second Streets, any ground floor dwellings should be built as work/live or live/work units</li> <li>• No surface or structured parking should be added at ground level</li> </ul>	<ul style="list-style-type: none"> <li>• Project is at least partially located along a walkable development focus corridor</li> <li>• Construct at least 70% of nonresidential ground level façade area of transparent glazing (i.e. traditional storefront). Opaque areas of ground level facades should not extend more than 20 feet horizontally. Existing buildings should be restored or modified to meet this condition if necessary.</li> <li>• Relocate/eliminate any existing surface or structured parking at ground level along edges of Main, Broadway, First and/or Second Streets and Central Avenue</li> <li>• Facade improvement grants: meet existing criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Contribute to construction of a public park within the Core or Government Center districts, and/or dedicate a portion of site area as a public park for the neighborhood</li> <li>• Locate at least 50% of project's theoretical parking requirement in a public parking facility with all spaces subject to some shared use over the period of a day or week</li> <li>• Accommodate on project site a public parking structure containing at least twice the project's theoretical parking requirement</li> <li>• Implement a strong retail merchandising plan – or participate in a master lease program -- targeting at least 75% of retail façade length facing Main, Broadway, First, Second and/or Central on the block on which the project is located. The City should impose penalties for extended vacancies (i.e. more than 3 months), with proceeds going to a fund supporting downtown retail. Retail, restaurant or entertainment uses preferred where possible. Alternate uses include galleries, private or public offices, educational institutions or other uses whose activity and design welcome the public to enter on a regular basis and provide a high level of transparency and interest along the street.</li> <li>• Provide a portion of residential units as</li> </ul>

			affordable or low income housing per typical local criteria • Developer may propose alternate benefit for consideration
<i>New buildings</i>	<ul style="list-style-type: none"> <li>• Locate façade within 5 feet of sidewalk edge. Where ground floor residential occurs, provide a planted setback at least 3 feet deep.</li> <li>• Construct at least 40% of ground level façade area (at least 50% for retail, dining or entertainment) of transparent glazing. Opaque areas of ground level facades should not extend more than 20 feet horizontally.</li> </ul>	<ul style="list-style-type: none"> <li>• Along Main, Broadway, Market, First, Second and Central, construct ground floors with characteristics that can support retail eventually even if not immediately: sufficient ceiling height (i.e. 15 to 20 feet), ground floor flush to sidewalk, average depth 60 feet or more, zoned building utilities/HVAC</li> <li>• Minimum two-story building height</li> </ul>	

## Century II/WaterWalk, Douglas/River, other areas in or adjacent to the Arkansas River corridor

	<b>Criteria for all projects (whether or not incentive is provided)</b> <i>(meet all requirements)</i>	<b>Criteria for receipt of incentive</b> <i>(meet all requirements)</i>	<b>Optional criteria to justify additional incentive (or more favorable terms i.e. debt coverage ratio)</b> <i>(meet one or more requirements)</i>
<i>Any building, new or existing</i>	<ul style="list-style-type: none"> <li>• New buildings along the Arkansas River should have strong visual and access orientation to the river and its public path/promenade. Facades facing the river should be composed of at least 50% glazing (with all this being transparent glazing at ground level along the river) and should include at least one entrance per every 60 feet horizontally. Opaque areas of ground level facades must not extend more than 20 feet horizontally</li> <li>• No surface or structured parking should be added at ground level</li> <li>• Ground floor dwellings are strongly discouraged along Douglas</li> </ul>	<ul style="list-style-type: none"> <li>• Project is at least partially located along a walkable development focus corridor</li> <li>• Construct at least 50% of nonresidential ground level façade area, and at least 40% of residential ground level façade area, of transparent glazing (i.e. traditional storefront). Opaque areas of ground level facades should not extend more than 20 feet horizontally. Existing buildings should be restored or modified to meet this condition if necessary.</li> <li>• Facade improvement grants: meet existing criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Contribute to enhancement of public park areas adjacent to the Arkansas River, and/or dedicate a portion of site area as a public park for the neighborhood</li> <li>• Implement a strong retail merchandising plan – or participate in a master lease program -- targeting at least 75% of retail façade length facing Water, Douglas and/or Waterman Streets on the block on which the project is located. The City should impose penalties for extended vacancies (i.e. more than 3 months), with proceeds going to a fund supporting downtown retail. Retail, restaurant or entertainment uses preferred where possible. Alternate uses include galleries, private or public offices, educational institutions or other uses whose activity and design welcome the public to enter on a regular basis and provide a high level of transparency and interest along the street.</li> <li>• Provide a portion of residential units as affordable or low income housing per typical local criteria</li> <li>• Developer may propose alternate benefit for consideration</li> </ul>



<p><i>New buildings</i></p>	<ul style="list-style-type: none"> <li>• Locate façade within 5 feet of sidewalk edge. Where ground floor residential occurs, provide a planted setback at least 3 feet deep.</li> <li>• Along Water, William, English and Waterman Streets, construct at least 40% of ground level façade area (at least 50% for retail, dining or entertainment) of transparent glazing. Opaque areas of ground level facades should not extend more than 20 feet horizontally.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum two-story building height along existing public streets</li> <li>• Along Water and Waterman Streets, construct ground floors with characteristics that can support retail eventually even if not immediately: sufficient ceiling height (i.e. 15 to 20 feet), ground floor flush to sidewalk, average depth 60 feet or more, zoned building utilities/HVAC</li> <li>• Relocate/eliminate any existing surface or structured parking at ground level along edges of Water and Waterman Streets</li> </ul>	
-----------------------------	--	---	--

## Commerce Street Arts; Renaissance Square

	<b>Criteria for all projects (whether or not incentive is provided) (meet all requirements)</b>	<b>Criteria for receipt of incentive (meet all requirements)</b>	<b>Optional criteria to justify additional incentive (or more favorable terms i.e. debt coverage ratio) (meet one or more requirements)</b>
<i>Any building, new or existing</i>	<ul style="list-style-type: none"> <li>• Work/live or live/work units are especially encouraged on Commerce, St. Francis, Emporia and Lewis Streets</li> <li>• No surface or structured parking should be added at ground level along street edges</li> </ul>	<ul style="list-style-type: none"> <li>• Project is at least partially located along a walkable development focus corridor</li> <li>• Construct at least 50% of nonresidential ground level façade area of transparent glazing (i.e. traditional storefront). Opaque areas of ground level facades should not extend more than 20 feet horizontally. Existing buildings should be restored or modified to meet this condition if necessary.</li> <li>• Relocate/eliminate any existing surface or structured parking at ground level along street edge(s)</li> <li>• Facade improvement grants: meet existing criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Contribute to construction of a public park or plaza at an appropriate location serving the district/neighborhood</li> <li>• Locate at least 50% of project's theoretical parking requirement in a public parking facility with all spaces subject to some shared use over the period of a day or week</li> <li>• Accommodate on project site a public parking structure or lot containing at least twice the project's theoretical parking requirement</li> <li>• Implement a strong retail merchandising plan – or participate in a master lease program -- targeting at least 75% of retail façade length facing Commerce, St. Francis, Emporia, Central or Lewis on the block on which the project is located. The City should impose penalties for extended vacancies (i.e. more than 3 months), with proceeds going to a fund supporting downtown retail. Retail, restaurant or entertainment uses preferred where possible. Alternate uses include galleries, private or public offices, educational institutions or other uses whose activity and design welcome the public to enter on a regular basis and provide a high level of transparency and interest along the street.</li> <li>• Provide a portion of residential units as</li> </ul>

			<p>affordable or low income housing per typical local criteria</p> <ul style="list-style-type: none"> <li>• Developer may propose alternate benefit for consideration</li> </ul>
<i>New buildings</i>	<ul style="list-style-type: none"> <li>• Locate façade within 15 feet of sidewalk edge. Where ground floor residential occurs, provide a planted setback at least 3 feet deep.</li> <li>• Construct at least 40% of ground level façade area (at least 50% for retail, dining or entertainment) of transparent glazing. Opaque areas of ground level facades should not extend more than 20 feet horizontally.</li> </ul>	<ul style="list-style-type: none"> <li>• Along St. Francis, Commerce, Emporia, Central and Lewis, construct ground floors with characteristics that can support retail eventually even if not immediately: sufficient ceiling height (i.e. 15 to 20 feet), ground floor flush to sidewalk, average depth 60 feet or more, zoned building utilities/HVAC</li> <li>• Minimum two-story building height</li> </ul>	